
HOUSE BILL 1662

State of Washington

57th Legislature

2001 Regular Session

By Representatives Dunshee and Dunn

Read first time 01/31/2001. Referred to Committee on Local Government & Housing.

1 AN ACT Relating to enabling counties planning under chapter 36.70A
2 RCW to create nine lots in a short subdivision within a designated
3 urban growth area; and amending RCW 58.17.020.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 **Sec. 1.** RCW 58.17.020 and 1995 c 32 s 2 are each amended to read
6 as follows:

7 As used in this chapter, unless the context or subject matter
8 clearly requires otherwise, the words or phrases defined in this
9 section shall have the indicated meanings.

10 (1) "Subdivision" is the division or redivision of land into five
11 or more lots, tracts, parcels, sites, or divisions for the purpose of
12 sale, lease, or transfer of ownership, except as provided in subsection
13 (6) of this section.

14 (2) "Plat" is a map or representation of a subdivision, showing
15 thereon the division of a tract or parcel of land into lots, blocks,
16 streets and alleys, or other divisions and dedications.

17 (3) "Dedication" is the deliberate appropriation of land by an
18 owner for any general and public uses, reserving to himself or herself
19 no other rights than such as are compatible with the full exercise and

1 enjoyment of the public uses to which the property has been devoted.
2 The intention to dedicate shall be evidenced by the owner by the
3 presentment for filing of a final plat or short plat showing the
4 dedication thereon; and, the acceptance by the public shall be
5 evidenced by the approval of such plat for filing by the appropriate
6 governmental unit.

7 A dedication of an area of less than two acres for use as a public
8 park may include a designation of a name for the park, in honor of a
9 deceased individual of good character.

10 (4) "Preliminary plat" is a neat and approximate drawing of a
11 proposed subdivision showing the general layout of streets and alleys,
12 lots, blocks, and other elements of a subdivision consistent with the
13 requirements of this chapter. The preliminary plat shall be the basis
14 for the approval or disapproval of the general layout of a subdivision.

15 (5) "Final plat" is the final drawing of the subdivision and
16 dedication prepared for filing for record with the county auditor and
17 containing all elements and requirements set forth in this chapter and
18 in local regulations adopted under this chapter.

19 (6) "Short subdivision" is the division or redivision of land into
20 four or fewer lots, tracts, parcels, sites, or divisions for the
21 purpose of sale, lease, or transfer of ownership(~~(:—PROVIDED, That)~~).
22 However, the legislative authority of any city or town may by local
23 ordinance increase the number of lots, tracts, or parcels to be
24 regulated as short subdivisions to a maximum of nine. The legislative
25 authority of any county planning under RCW 36.70A.040 that has adopted
26 a comprehensive plan and development regulations in compliance with
27 chapter 36.70A RCW may by ordinance increase the number of lots,
28 tracts, or parcels to be regulated as short subdivisions to a maximum
29 of nine in any urban growth area.

30 (7) "Binding site plan" means a drawing to a scale specified by
31 local ordinance which: (a) Identifies and shows the areas and
32 locations of all streets, roads, improvements, utilities, open spaces,
33 and any other matters specified by local regulations; (b) contains
34 inscriptions or attachments setting forth such appropriate limitations
35 and conditions for the use of the land as are established by the local
36 government body having authority to approve the site plan; and (c)
37 contains provisions making any development be in conformity with the
38 site plan.

1 (8) "Short plat" is the map or representation of a short
2 subdivision.

3 (9) "Lot" is a fractional part of divided lands having fixed
4 boundaries, being of sufficient area and dimension to meet minimum
5 zoning requirements for width and area. The term shall include tracts
6 or parcels.

7 (10) "Block" is a group of lots, tracts, or parcels within well
8 defined and fixed boundaries.

9 (11) "County treasurer" shall be as defined in chapter 36.29 RCW or
10 the office or person assigned such duties under a county charter.

11 (12) "County auditor" shall be as defined in chapter 36.22 RCW or
12 the office or person assigned such duties under a county charter.

13 (13) "County road engineer" shall be as defined in chapter 36.40
14 RCW or the office or person assigned such duties under a county
15 charter.

16 (14) "Planning commission" means that body as defined in
17 chapter(~~s~~) 36.70, 35.63, or 35A.63 RCW as designated by the
18 legislative body to perform a planning function or that body assigned
19 such duties and responsibilities under a city or county charter.

20 (15) "County commissioner" shall be as defined in chapter 36.32 RCW
21 or the body assigned such duties under a county charter.

--- END ---